

RECREATION CENTER AT TOWNE LAKE

GMP and Scope of Work - 9-12-2023

Cost and scope are based on the 90% drawings July 24th, 2023 and design meetings

| | |
|---|-------------|
| Additional Design Cost | \$265,000 |
| Exterior Site Work | \$620,000 |
| Storefront Replacement | \$440,000 |
| Interior Renovations | \$2,325,000 |
| Building Additions - 1740 sf (Classroom, Conference Room, Parking) | \$1,225,000 |
| Contingency | \$250,000 |
| TOTAL | \$5,125,000 |

SCOPE OF WORK

DESIGN -

- Additional design work due to increased scope of project. Includes architectural, MEP, structural and civil design.
-

EXTERIOR SITE WORK -

- Excavation and waterproofing of buried concrete tilt wall panels
 - Site utilities – new fire line, FDC and fire hydrant
 - Fire sprinklers including new riser room
-

STOREFRONT REPLACEMENT -

- Replace all existing exterior hollow metal frames and single pane glass with new insulated storefront system.
 - New interior storefront doors shown on drawings
 - New sliding doors for main entry vestibule
-

INTERIOR RENOVATIONS -

- Full renovation of main restrooms
 - New fitness area
 - Cosmetic updates in existing spaces
 - New flooring in all areas except wood gymnasium floor
 - New reception desk
 - Access control and security cameras
-

BUILDING ADDITIONS – 1740 SF

- New classroom addition with large storage area
- New vestibule and storage closet addition
- New conference room – enclosing existing patio
- Flatwork north of addition for new patio area
- Parking lot expansion south of existing drive
- Landscaping at new parking lot and around addition

General exclusions:

- Building permit fees
- Sales tax
- IT equipment to be provided by City of McKinney
- Fitness equipment provided by City of McKinney
- Cable system upgrades from service provider for TV and fitness equipment